



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

October 13, 2021

VIA EMAILED PDF

Alton P. Green, RA
Bryant Mitchell, PLLC
413 Van Buren Street, NW
Washington, DC 20012

Re: 71 Underwood Pl NW - Lot 0064, Square 3367 - Rear Sunroom Addition 21-Z-PDRM-145

Dear Mr. Green:

This letter will confirm the substance of the PDRM meeting held with my staff on June 24, 2021. As presented during the meeting, the site currently is a record lot improved with a two story single-family semi-detached dwelling, with a cellar level. The subject property is in the R-2 Zone. The project proposes to retain the existing dwelling, and construct a new one story sunroom addition and a deck at the rear of the dwelling.

As was discussed, I confirm the project's compliance with respect to the zoning criteria under 11 DCMR as noted below.

Applicable Zoning Criteria Analysis

Criteria	DCMR Reference	Allow./Req.	Provided
Gross Floor Area	11 DCMR D-802.2	3,284 sq. ft.	<3,284 sq. ft.
Bldg. Height	11 DCMR D-803.1	40 feet	<40 feet
Bldg. Stories	11 DCMR D-803.1	3 + Cellar	2 + Cellar
Lot Occ.	11 DCMR D-804.1	40% or 1,094.8 square feet.	<40%
Front Setback	11 DCMR D-805	15 feet (BRL)	22 feet
Rear Yard	11 DCMR D-806	20 feet	>20 feet [aprox 37 ft 9 inches]
Side Yard	11 DCMR D-206	8 feet	6.25 feet (existing) 6.25 feet (vertical addition)

The setback for the existing house (property line to the closest point of the house) is 22 feet, more than the minimum required for the R-2 lot on Underwood Street, NW, which has a Building Restriction Line of 22 feet. There will be no work done in the front of the dwelling.

Pursuant to 11 DCMR C-202.2 an "enlargement or addition may be made to the structure; provided that the addition or enlargement itself shall: (a) conform to use and development standard requirements; and (b) neither increase or extend any existing, nonconforming aspect of the structure; nor create any new nonconformity of structure and addition combined." Pursuant to 11 DCMR D-206.7 a building with a non-conforming side yard can have an "extension or addition

may be made to the building; provided, that the width of the existing side yard shall not be reduced or eliminated; and provided further that the width of the side yard adjacent to the extension or addition shall be a minimum of five feet”.

Pervious Surface 11 DCMR D-808 30% min. >30%
Pervious surface includes pervious pavement, lawn areas, decks over grade that do not preclude the infiltration of water into the soil below, and green roofs.

Green Area Ratio (GAR) does not apply to the R-2 zone.

I have reviewed the attached Preliminary Plans and concur that the project complies with the applicable Zoning Regulations for the R-2 Zone.

Accordingly, when the building permit is filed for, my office will approve the drawings consistent with the above presented zoning criteria and compliance information.

Please let me know if you have any further questions.

Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

Attachments - Preliminary Plan
Plat dated 10-12-12

Zoning Technician: Chyna Barber

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

File: Det Let re 71 Underwood Pl NW to Green 10-13-21